

OB ARCHITECTURAL DESIGN

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DO NOT SCALE FROM THIS DRAWING

- WORK TO PRINTED DIMENSIONS ONLY
- CHECK DIMENSIONS ON SITE PRIOR TO STARTING WORK
- REPORT ANY DISCREPANCIES TO THE PROPERTY SERVICES SECTION BEFORE COMMENCING OR CONTINUING WORK

NOTES:
 ALL DRAWINGS ARE THE COPYRIGHT OF OB ARCHITECTURAL DESIGN. NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS MAY BE REPRODUCED, COPIED, MODIFIED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:

- WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT).
- BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT).
- EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT).

YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT. IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

WHERE THE BUILDING PROJECTS FALLS WITHIN CDM REGULATIONS 2015, OB ARCHITECTURAL DESIGN ARE NOT DESIGNATED AS PRINCIPAL DESIGNER UNDER THE TERMS OF THE ACT. THE CLIENT IS TO APPOINT THEIR OWN PRINCIPAL DESIGNER WITHIN THE MEANING OF THE ACT.

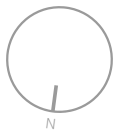
NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS. ALL BUILDING WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER AND IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND AS SUCH ADDITIONAL UNFORSEEN BUILDING WORKS MAY BE REQUIRED ON SITE.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

ALL DESIGN RESPONSIBILITY WILL REMAIN SOLELY AT THE PURCHASER OF THE DRAWINGS, DOCUMENTS OR SERVICES PROVIDED BY OB ARCHITECTURAL DESIGN.

C		
B		
A		
#	Drawn	
Rev	Description	Date

Project North



Status: **PLANNING**

Client Name: **MR R BENNETT**

Project Address: **315B MAIN ROAD
HARWICH
ESSEX
CO12 4AJ**

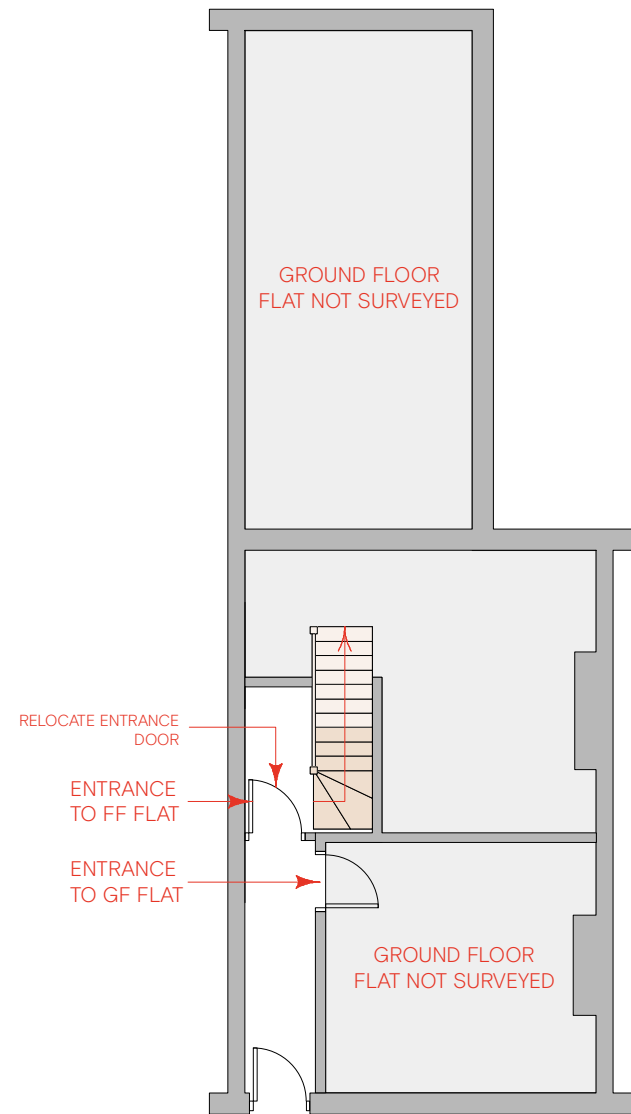
Drawing Title: **PLANS AS PROPOSED**

Drawn By: **FB**

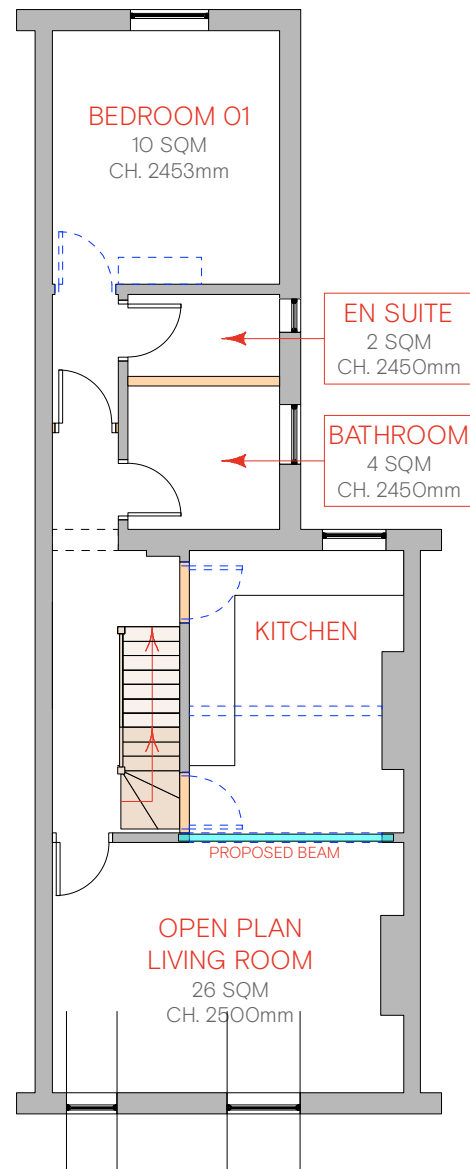
Project No: **189MR**

Date: **NOVEMBER 2023**

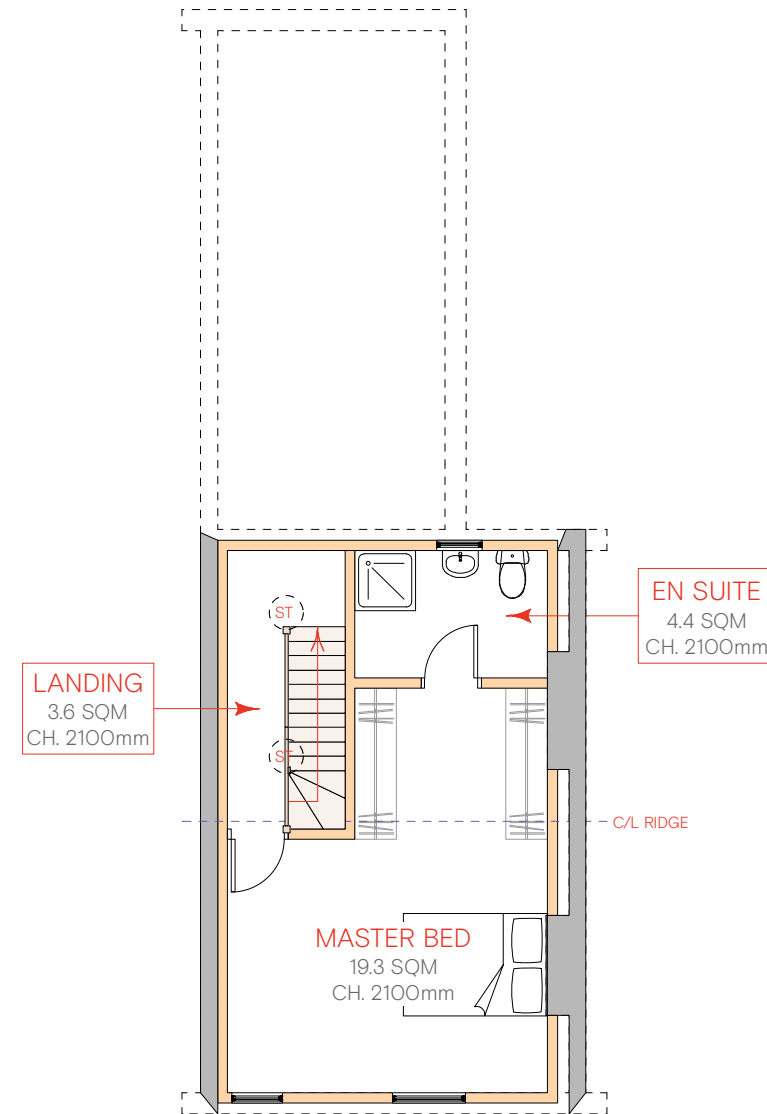
Scale: **AS SHOWN @ A3L**



PROPOSED GROUND FLOOR PLAN
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



PROPOSED LOFT PLAN
SCALE 1:100
ST - SUN TUNNEL/SUN TUBE